

Birchmore Close, Rowner,  
Gosport, Hampshire, PO13 0NP

£265,000



Middle Terraced House

Lounge

L Shaped Kitchen

Rear Garden Of Sunny Aspect

Three Bedrooms

Extended Dining Room

PVCu Double Glazing

Car Hardstanding Via Rear Service Road

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

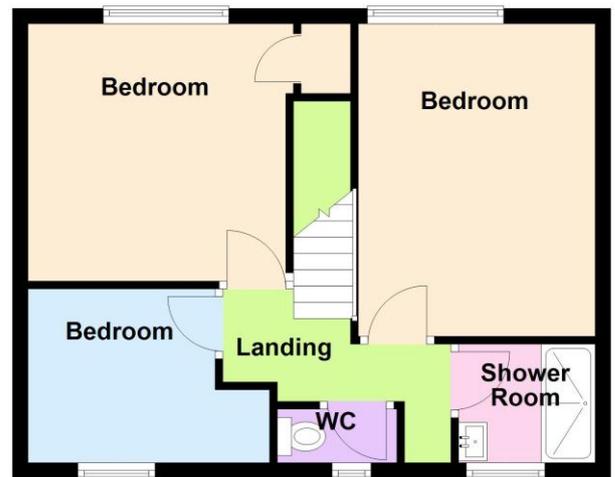
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**Ground Floor**



**First Floor**

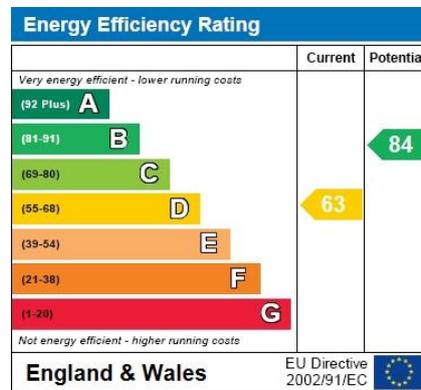


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Entrance Hall	PVCu double glazed front door, stairs to first floor, understairs recess.
Kitchen	18'7" (5.66m) x 12'10" (3.91m) narrowing to 6'6" (1.98m), L shaped, a range of fitted wall and base units with quartz and woodwork tops, 2 integrated tall freezers, integrated tall fridge, separate single fridge, built in oven and oven microwave, induction hob with cooker extractor canopy over, integrated dishwasher and washing machine, 2 PVCu double glazed windows, under floor heating.
Rear Lobby	With PVCu double glazed door to garden.
W.C.	W.C., PVCu double glazed window.
Lounge	14'5" (4.39m) x 11'0" (3.35m) Log burner with marble hearth, PVCu double glazed window and picture rail.
Extended Dining Room	13'6" (4.11m) x 11'0" (3.35m) PVCu double glazed window and French doors.
ON THE 1ST FLOOR	
Landing	Airing cupboard.
Bedroom 1	13'3" (4.04m) x 10'1" (3.07m) PVCu double glazed window.
Bedroom 2	11'2" (3.4m) x 11'2" (3.4m) PVCu double glazed window, laminate flooring, infra red wall heater, built in cupboard.
Bedroom 3	7'5" (2.26m) x 8'0" (2.44m) widening to 10'7" (3.23m) into recess, PVCu double glazed window.
Shower room	Shower cubicle with Triton shower, vanity hand basin, PVCu double glazed window, tiled splashbacks.
Separate W.C.	With W.C., PVCu double glazed window.
OUTSIDE	
Front Garden	Lawn.
Rear Garden	Decorative stone, metal shed, timber shed, concreted hardstanding for 2 cars to the rear, accessed via rear service road.
Services	The owner advises us that this property is connected to mains electric, water and sewage. There is no gas currently connected to this property. The pipe is still in place but the meter has been removed. Any prospective purchasing wishing to reconnect the gas supply will need to make their own enquiries with the gas board to check the supply is still live.
Tenure	Freehold.
Council Tax	Band B.

## Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>  
 For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



Full Energy Performance Certificate available upon request

### Appointment

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Person Meeting: \_\_\_\_\_

### Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.